

HoldenCopley

PREPARE TO BE MOVED

Bond Street, Arnold, Nottinghamshire NG5 7DP

Guide Price £230,000- £240,000

Bond Street, Arnold, Nottinghamshire NG5 7DP



GUIDE PRICE £230,000 - £240,000

SEMI DETACHED HOUSE...

Nestled in a highly sought-after location, this semi-detached property offers convenient access to a variety of local amenities, including shops, well-regarded schools, and leisure facilities. Perfectly suited to a range of buyers, this home combines comfort and practicality, making it an excellent choice for families, first-time buyers, or anyone looking for a peaceful yet well-connected spot. Upon entering the property, you are welcomed by a bright and inviting hallway that leads into a well-appointed fitted kitchen. The kitchen offers ample worktop and storage space. Adjacent to the kitchen, the generously sized living room provides a comfortable space for relaxation, with sliding patio doors that open into the conservatory. The conservatory is filled with natural light and features double French doors that lead out to the rear garden. On the first floor, the property comprises three bedrooms, each offering plenty of natural light and space for furnishings. Completing the upstairs is a modern three-piece bathroom suite. The outdoor spaces are designed for easy maintenance and practicality. At the front of the property, there is a gravelled area with a border and gated access to the rear. A private driveway leads to the garage, which comes equipped with lighting, electrics, ample storage space, and an up-and-over door for easy access. The rear garden is enclosed, providing privacy and a lovely space for outdoor activities. The garden features a low-maintenance layout with a covered seating area, perfect for al fresco dining, as well as a patio and gravelled borders.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has Herringbone-style flooring, carpeted stairs, a radiator, a dado rail, and a UPVC door providing access into the accommodation.

Kitchen

7'8" x 12'0" (2.35m x 3.68m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, space for a range cooker and extractor fan, space and plumbing for a washing machine, space and plumbing for a washing machine and tumble dryer, a tiled splashback, tiled flooring, a UPVC double glazed window to the front elevation, and open access into the living room.

Living Room

19'11" x 10'4" (6.09m x 3.15m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, a feature fireplace, a vertical radiator, space for a dining table, coving to the ceiling, and sliding patio doors opening into the conservatory.

Conservatory

11'5" x 8'10" (3.50m x 2.71m)

The conservatory has tiled flooring, UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'2" x 11'6" (1.90m x 3.52m)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

11'5" x 10'4" (3.49m x 3.16m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

13'6" x 8'2" (4.12m x 2.50m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'1" x 9'0" (2.48m x 2.75m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

5'5" x 8'4" (1.67m x 2.56m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and Herringbone flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a gravelled border, gated access to the rear garden, and a driveway to the garage.

Garage

9'1" x 16'2" (2.77m x 4.93m)

The garage has lighting, electrics, ample storage space, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is a low-maintenance garden with a covered seating area a patio, gravelled border, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

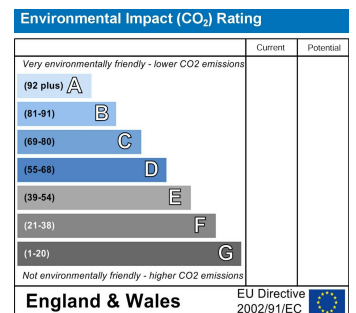
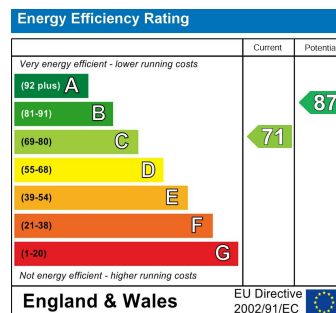
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Bond Street, Arnold, Nottinghamshire NG5 7DP

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.